

MINUTES
MOORE COUNTY PLANNING BOARD
THURSDAY, APRIL 5, 2018 6:00 PM
MOORE COUNTY HISTORIC COURTHOUSE – 2nd FLOOR

Board Members Present: Eddie Nobles (Chairman), Joe Garrison (Vice Chair), Harry Huberth, David Lambert, John Cook, Jeffrey Gilbert, Bobby Hyman

Board Members Absent: Matthew Bradley, John Matthews

Staff Present: Debra Ensminger, Planning Director
Tron Ross, County Attorney
Theresa Thompson, Senior Planner
Darya Cowick, Planner
Stephanie Cormack, Administrative Assistant

CALL TO ORDER

Chairman Eddie Nobles called the meeting to order at 6:00 pm.

INVOCATION

Board Member Joe Garrison offered the invocation.

PLEDGE OF ALLEGIANCE

Board Member Jeffrey Gilbert led in citing of the Pledge of Allegiance.

MISSION STATEMENT

Board Member David Lambert read the Moore County Mission Statement.

PUBLIC COMMENT PERIOD

There was no public comment.

APPROVAL OF THE CONSENT AGENDA

- A. Approval of Meeting Agenda
- B. Approval of Minutes of February 1st, 2018
- C. Consideration of Abstentions

Board Member Joe Garrison made a motion to approve the consent agenda. The motion was seconded by Board Member John Cook and the motion passed unanimously (7-0).

PUBLIC HEARINGS

Public Hearing #1 – General Use Rezoning (New Covenant Fellowship Church)

Action: Recommendation to the Board of Commissioners

Consideration of: General Use Rezoning from Rural Agricultural (RA) to Neighborhood Business (B-1) of an approximate 10.44 acres parcel.

Applicant: Lee McKinney, Pastor of New Covenant Fellowship Church of Carthage, NC
Owner of Property: New Covenant Fellowship of Carthage, NC per Deed Book 3787, Page 591.

Location: 1305 Hulsey Rd. further described as New Covenant Fellowship Church

Board Chair Eddie Nobles recognized Senior Planner, Theresa Thompson. Mrs. Thompson provided a brief history of the property and reviewed the submitted case file.

Board Chair Eddie Nobles opened the public hearing and recognized the applicant, Pastor Lee McKinney who explained the intention is to charter a non-public education school as a local private Christian school on the churches campus. Board Member Harry Huberth asked as to why the zoning request was not for a Conditional Rezoning request. Mr. McKinney explained to the Board a Conditional Rezoning would require a full business plan which the church does not have and would not be a feasible option at this time.

After all questions were answered and all comments made Board Chair Eddie Nobles closed the public hearing and opened the floor for a motion to be made. Board Member John Cook made a motion to adopt the attached Land Use Plan Consistency Statement, a declaration of approval is also deemed an amendment to the Land Use Plan. The motion was seconded by Board Member Joe Garrison; the motion passed unanimously 7-0.

Board Member Joe Garrison made a motion to recommend approval to the Moore County Board of Commissioners of the General Use Rezoning from Rural Agricultural (RA) to Neighborhood Business (B-1) of approximate 10.44 acres parcel, located at 1305 Hulsey Rd. Carthage, NC. The motion was seconded by Board Member Bobby Hyman; the motion passed unanimously 7-0.

Public Hearing #2 – General Use Rezoning Request (Pee Wee Self Storage)

Action: Recommendation to the Board of Commissioners

Consideration of: General Use Rezoning from Residential and Agricultural-40 (RA-40) to Highway Commercial (B-2) of the northwestern portion, being approximately 5.29 acres, of an approximate 9.55 acre parcel, to result in the entire property to be zoned Highway Commercial (B-2).

Applicant: Sid Barnett, Manager of Pee Wee Self Storage

Owner of Property: Lorraine Duame Trudeau Trustee, per Deed Book 4614 Page 482

Location: 5420 US Hwy 1, Vass, further described as Pee Wee Self Storage

Board Chair Eddie Nobles recognized Senior Planner, Theresa Thompson. Mrs. Thompson provided a brief history of the property and reviewed the submitted case file.

Board Chair Eddie Nobles opened the public hearing and recognized the applicant, Sid Barnett. Mr. Barnett explained the current property is used for commercial uses and is maxed out, currently they have no plans to add more buildings on the property. The back portion of the property is land locked and can only be accessed through the current property. All mobile homes have been removed from the back portion of the property and trees have been removed. Materials have been purchased to extend the privacy fence to the back portion of the property and future landscaping will be planted to enhance the properties look. Board Member Huberth asked if the fence was going to be built on the southwest side of the property. Mr. Barnett confirmed the fence will be added all the way back.

With no further discussion Board Chair Nobles closed the public hearing and opened the floor for a motion to be made. Board Member Joe Garrison made a motion to adopt the attached Land Use Plan Consistency. The motion was seconded by Board Member David Lambert; the motion passed unanimously 7-0.

Board Member David Lambert made a motion to recommend approval to the Moore County Board of Commissioners of the General Use Rezoning from Residential and Agricultural-40 (RA-40) to Highway Commercial (B-2) of the northwestern portion, being approximately 5.29 acres, of an approximate 9.55 acre parcel, located at 5420 US Hwy 1, Vass to result in the entire property to be zoned Highway Commercial (B-2). The motion was seconded by Board Member Joe Garrison; the motion passed unanimously 7-0.

Public Hearing #3 – Conditional Rezoning Request (Plumbing Knights)

Action: Recommendation to the Board of Commissioners

Consideration of: Conditional Rezoning from Residential and Agricultural-5 (RA-5) to Highway Commercial Conditional Zoning (B-2-CZ) for commercial, office, and recreational uses of an approximate 13.24 acre parcel.

Applicant: Rodney Swarms, Owner of the Plumbing Knights

Owner of Property: Baptist Children's Homes of NC, Inc. per Deed Book 2005E, Page 123

Location: 8003 NC 211, West End, NC

Board Chair Eddie Nobles recognized Senior Planner, Theresa Thompson. Mrs. Thompson provided a brief history of the property and reviewed the submitted case file. Mrs. Thompson stated the applicant has agreed to the following additional conditions:

- There shall be a 100 feet setback from the highway for all buildings.
- There shall be a 75 feet buffer of undisturbed vegetation along the highway.
- There shall be no stadium lighting in the recreational area.
- All proposed buildings shall be on story.

Board Member Huberth inquired who would supply the water to this property and if NCDOT would be designing the turn lanes. Mrs. Thompson indicated the county would be supplying the water and the flow test has been conducted. NCDOT has reviewed this project and the applicant has relocated the driveway per the recommendations of NCDOT.

Board Member Jeffrey Gilbert asked several procedural questions. Mrs. Thompson explained that conditional rezoning requests are approved on a case-by-case basis and the decision is discretionary and does not change any other zoning districts in the area. Mrs. Thompson explained that if there are concerns with the submitted list of uses, then anyone from the public or the board can address their concerns. The board or applicant can request that the list be modified though it would have to mutually agreed upon. Any additional condition that is requested should be reasonable, meet the intent or standard of the Unified Development Ordinance, or should be due to a direct reason that could affect the surround area.

Board Chair Eddie Nobles opened the public hearing and recognized the applicant, Rodney Swarms. Mr. Swarms presented an updated list of uses (see Exhibit A). Mr. Swarms presented a powerpoint presentation regarding his plans for the property. Mr. Swarms stated he would like to establish a location for kids to play/practice baseball. At the current location the facility provides services for kids to enhance their baseball skills however they have outgrown their current area and need to relocate to continue these activities. Mr. Swarms has reached out to adjacent neighbors whom are in favor of this plan and have taken in consideration of Pinewild is the reasoning they have redacted and updated the uses for the property as listed on Exhibit A.

Board Chair recognized Jeremy Sparrow, a Land Planner with Koontz Design and representative of the applicant. Mr. Sparrow reviewed site plan details, discussed physical features of the property, as well as displayed pictures via powerpoint of the nearby businesses and properties along the highway corridor. Mr. Sparrow mentioned the site plan submitted is what will be on the property and if any major deviations are made then the applicant would need to go through the public process for approval. Mr. Sparrow reviewed the existing zoning districts in the area, mentioning that several of the uses permitted in the Office Professional Zoning District located across the highway are similar to what is permitted in the B-2 Zoning District.

Board Member David Lambert questioned if many of these uses are already allowed on that street and stated “you are just restricting yourselves.” Mr. Sparrow replied that they looked at the allowed uses in the Highway Commercial B-2 Zoning District and eliminated those they felt would benefit the community, neighborhood, and site in general.

Board Members Jeffrey Gilbert and David Lambert discussed the comparability of the request to the surrounding zoning districts. Mr. Gilbert stated that if the proposal is comparable with what is permitted across the street then that would lead you to one conclusion compared to if it is not. Board Member Joe Garrison replied that it might help

but that it does not dictate the decision. Board Chair Eddie Nobles stated that each property stands on its own merit. David Lambert stated if the applicant is agreeing to restrict themselves despite the fact the neighboring properties could experience some of the listed use then it is fine. Planning Director Debra Ensminger reiterated that as a land use decision we consider the surrounding areas as delineated in the Land Use Plan and staff has reached out to Pinehurst and Taylortown to ensure that is compatible as spoken to in the staff report and that the Pinehurst Planner stated that the proposal is compatible.

Mr. Sparrow detailed the site features, reviewed NCDOT requirements, and spoke to the proposal meeting Land Use Plan goals in regards to infill development and encouraging nonresidential development along major corridors.

Board Chair recognized Jane Hogeman, a representative from Pinewild subdivision. Ms. Hogeman introduced herself as a resident that lives in the Pinewild Subdivision (18 Lochdon Ct. Pinehurst, NC) and has requested to see a copy of the permitted uses as presented to the board with additional redactions. Mrs. Thompson provided Ms. Hogeman a copy of the updated permitted uses as presented to the Planning Board. Ms. Hogeman stated she is concerned about the scope of uses for the site for high impact recreation, and the relocation of the Plumbing Knights business. Ms. Hogeman presented to the Board a letter she has written regarding her reasoning against the applicants request presented as "Exhibit B".

Board Chair then recognized Robert Bramwell, a representative from Pinewild subdivision. Mr. Bramwell introduced himself as a resident from Pinewild subdivision (6 Laggen Ct. Pinehurst, NC) and presented the board with a letter he has written against the applicants requests presented as "Exhibit C".

With no further discussion Board Chair Nobles closed the Public Hearing for board discussion. Minor discussion was held between the Board pointing out the changes to the site plan as presented at the public meetings include new setbacks and a change to the location of the driveway. Also reiterated the conditions submitted are what can be allowed on the property. Board discussion was also held regarding the configuration of the land and how it will affect storm water runoff. The Board also noted the applicant has gone above and beyond placing additional restrictions to the property.

With no further discussion Board Member Joe Garrison made a motion to adopt the attached Land Use Plan Consistency Statement as specified in the Land Use Plan Consistency Statement, a declaration of approval is also deemed an amendment to the Land Use Plan. The motion was seconded by Board Member David Lambert; the motion passed unanimously 7-0.

Board Member Joe Garrison made a motion to recommend approval to the Moore County Board of Commissioners the Conditional Rezoning request, including the additional conditions agreed by the applicant, from Residential and Agricultural-5 (RA-5) to highway Commercial Conditional District (B-2 CZ) for commercial, office, and recreational uses on a approximate 13.24 acre parcel, located at 8003 NC 211, West End

NC. The motion was seconded by Board Member David Lambert; the motion passed unanimously 7-0.

Public Hearing #4-Moore County staff is requesting amendments to the Moore County Unified Development Ordinance.

- Amend Chapter 5 Dimensional Standards
- Amend Chapter 6 Table of Uses
- Amend Chapter 7 General Development Standards
- Amend Chapter 8 Specific Use Standards
- Amend Chapter 9 Nonconforming Situations
- Amend Chapter 11 Conditional Rezoning
- Amend Chapter 18 Subdivisions
- Amend Chapter 19 Definitions

Planner Darya Cowick presented to the board the requested changes staff has recommended. These recommendations are due to corrections/typos staff has noticed and clarifications for easier interpretations.

- Chapter 5 new language was added referring to setbacks, typos, updated language for easier interpretations
- Chapter 6 updated language per state statutes, updated language for easier interpretations
- Chapter 7 added language regarding off-premise signs to accommodate Seven Lakes Business Community, updated language for easier interpretations
- Chapter 8 updated language for easier interpretation, added language regarding Home Occupation, updated language regarding Manufactured Homes, typo corrections, add language regarding Drop-In Child Care Facilities
- Chapter 9 updated language for easier interpretations and clarification
- Chapter 11 updated language for easier interpretations
- Chapter 18 updated language for easier interpretations, added Cluster Mailboxes, correction of typos
- Chapter 19 updated language for easier interpretations

Mrs. Cowick explained the above was consistent with the goals of the Land Use Plan and recommends the Moore County Planning Board make two separate motions: Motion 1; to adopt the Moore County Planning Board Land Use Plan Consistency Statements and authorize its Chairman to execute the document as required by North Carolina Statute 153A-341. Motion 2; to recommend approval to the Moore County Board of Commissioners of the proposed text amendment to the Moore County Unified Development Ordinance.

With no further discussion Joe Garrison made a motion to adopt the Moore County Planning Board Land Use Plan Consistency Statement and authorize its Chairman to execute the document as required by North Carolina General Statute 153A-341. The

motion was seconded by Board Member Jeffrey Gilbert; the motion passed unanimously 7-0.

Board Member Joe Garrison made a motion to recommend approval to the Moore County Board of Commissioner of the proposed text amendment to the Moore County Unified Development Ordinance. The motion was seconded by Board Member Bobby Hyman; the motion passed unanimously 7-0.

OTHER BOARD MATTERS

No other board matters were discussed.

PLANNING DEPARTMENT REPORTS

Ms. Ensminger provided the board with the upcoming BOC and Planning Board meeting dates as well as reminded the Board of the upcoming Legislative training session on April 12th. Ms. Ensminger also informed the Board there will be an upcoming amendment to the Flood Plain section to the UDO in the near future.

BOARD COMMENT PERIOD

Board Member Harry Huberth commented about the future drive cuts located on Hwy 211 and the current speed limit and can relate to the public's concerns as well. Board agreed this was a great point and DOT should be thinking about this for future growth.

ADJOURNMENT

Board Member Joe Garrison made a motion to adjourn the April 5th, 2018 regular meeting. The motion was seconded by Board Member Bobby Hyman and the motion passed unanimously 7-0.

Respectfully submitted by,

Stephanie Cormack

Permitted Uses

- Accessory Uses
- ~~Accessory, Swimming Pool~~
- Agricultural Uses and Buildings
- Accessory Dwelling Located within Non-Residential Building
- Amateur Radio & Receive-only Antennas
- ~~Auction House~~
- Automatic Teller Machine (ATM)
- ~~Bars / Tavern~~
- Beauty / Barber Shop / Nail Salon
- Brewery / Winery
- ~~Car Wash or Auto Detailing~~
- Child Care Facility
- Civic / Social Club, Lodge & Organization
- Colleges, Business & Trade Schools
- Collocation on Existing Wireless Communication Facility
- ~~Commercial Truck Wash~~
- Construction Office, Temporary
- ~~Contractors Storage Yard & Office~~
- ~~Convenience Store~~
- ~~Dance Club, Night Club, Billiard~~
- Dry Cleaning and ~~Laundromat~~
- ~~Feed and Seed Sales~~
- ~~Flea Market~~
- Florist
- ~~Funeral Home, accessory crematorium~~
- Garden Center
- ~~Golf Courses, including Par 3~~
- ~~Golf Driving Range~~
- Government Facility
- ~~Group Care Facility~~
- Hospital
- Hotel and Motel
- ~~Itinerant Merchant~~
- Land Clearing
- ~~Manufactured or Modular Home Sales~~
- Massage & Bodywork Therapy, Practice, Unlicensed
- Mini-Warehouse (Self-Service)
- Museums and Art Galleries
- Neighborhood Park
- ~~Nursing Home~~
- Office
- Parking Lot as principle use of lot
- ~~Pawn Shop~~
- Pet Day Care, Grooming, Obedience Training
- Public & Private Utility Facilities
- Real Estate Offices, Temporary
- Recreation, Indoor
- Recreation, Low Impact Outdoor
- Recreation, High Impact Outdoor
- Religious Institutions
- Restaurant
- Retail
- ~~Schools - Elementary, Middle, High~~
- ~~Shooting Range, Indoor~~
- ~~Shooting Range, Outdoor~~
- Small Appliance Repair Shop
- ~~Solar Collectors, On-Site Use Only~~
- ~~Taxi Service~~
- ~~Tattoo Parlor, Body Piercing~~
- Temporary Events (Special Event)
- Trade Contractor Office & Workshop
- ~~Vehicle, Auto Parts, Tires, Farm Equipment, Boat, RV - Sales, Rental, or Service~~
- ~~Vehicle Service Stations (Gas Stations)~~
- Veterinary Clinic
- Wholesales
- ~~Yard Sales, Residential & Civic~~
- ~~Zoo, Petting Zoo~~

Conditional Uses

- Kennels, Overnight
- Warehousing and/or Distribution Center

Conditional Zoning Uses

- Assembly Hall
- ~~Boat & RV Storage~~
- ~~Crematorium Facility~~
- ~~Shopping Center~~
- ~~Vehicle Wrecker Service~~
- Wireless Communication Facility

**Jane Hogeman
18 Lochdon Court
Pinehurst, N.C. 29374**

Moore County Planning Board
1 Courthouse Square
Carthage, N.C. 28327
Hand Delivered

April 5, 2018

Re: Conditional Rezoning Application
Rodney Swarms
8003 NC Hwy 211, West End, NC

Dear Board Members:

I have been a resident of Pinewild since 2015. The Plumbing Knight is my plumber. They are a terrific plumber, and the people who work there are a pleasure to do business with. But I am very concerned about the requested conditional rezoning.

Highway 211, from West End to the traffic circle, is the western gateway to Southern Moore County. Visitors coming from Charlotte, Greensboro, or Seven Lakes approach along 211 to get to the resorts, to First Health, and to the restaurants and shopping in Southern Pines and Aberdeen.

Visitors who enter from Route 2, Midland Road, drive down a show-stopping tree-lined avenue. Rte. 15-501 north from the Pinehurst line to the traffic circle is a parkway of flowering trees. 211 should have the same beautiful, welcoming presence, because tourism, and regional dining and shopping services, together with health care, are the life's blood of Southern Moore County's economy. To attract those visitors we have to look good - we have to set the stage.

Right now, at the western end of the 211 Gateway corridor is the Baptist Church, a handsome property with beautifully maintained grounds. Pinewild is an established and well maintained neighborhood of some 900 homes, each on about an acre of land. At the Rte. 5 Beulah Hill crossroad are Olmsted Village shops and the new brick constructed Harris Teeter, set well back from the road. Farther along is the Catholic Church, a beautiful church and grounds. Then the Hospital, which is a first-class campus. It is surrounded by small-scale medical offices set on leafy streets. And the traffic circle is beautifully landscaped.

Except for the Rte. 5 crossroad, most of this corridor is residential, with Pinehurst Village municipal uses and parks, churches and the Hospital. It looks good. We should keep it that way.

Stability is one of the major purposes of zoning, because it supports quality of life and property values. Anyone who is thinking of investing in a new home or business venture is looking for stability and predictability with respect to land use. Nobody wants to invest their future into what appears to be a peaceful residential area, only to be surprised by nearby re-zoning that suddenly permits a change to heavy commercial operations such as contractors' yards and truck storage. If people believe that Moore County allows extreme re-zoning at odds with existing neighborhoods, it will discourage investment.

Concerns with the Application:

1. Proposed New Uses.

This application proposes to rezone a 13 acre parcel stretched along Hwy. 211, immediately across from Pinewild's Abingdon Gate, from Residential-5 Acre/Agricultural to the most intense commercial zone the County has. The proposal is to build four commercial buildings containing 50,000 square feet, and to have an acre+ outdoor athletic field. The Plumbing Knight would move their contractor's yard to one of the buildings. This is not a retail use - "no-one comes to the Plumbing Knight to buy parts" - is what we were told at the Community Meeting. It is not a use meant to be attractive to customers. It is a behind-the-scenes use, a staging area for contractors' operations, with trucks pulling in and out. And there is no traffic light to assist trucks entering the 55 mph highway at the subject property.

In addition, there would be a youth sports training facility. It is indoors at its present location but would be outdoors on the 211 property. Parents drop off their children after school and pick them up. We do not know the numbers of participants, the hours of operation, or whether there would be other activities such as regional meets.

The other two proposed buildings, containing over 20,000 square feet (the size of ten 2,000 square foot homes) have no determined uses or tenants. The application papers present this as an "opportunity" for unknown entrepreneurs. But the available uses are heavy, high-impact types: commercial truck wash; contractor's storage yard; vehicle, auto parts, tires, farm equipment, boat and RV sales and service; hotel and motel; parking lot as a principal use; high impact outdoor recreation; warehousing; vehicle wrecker service - and on and on. None of them are compatible with an established residential neighborhood. And they don't support an appealing gateway to Southern Moore County.

2. Site Plan.

There are a lot of unknowns as to the site design as well. The property has steep slopes. There is no finished grading plan to show whether the site would be hollowed out or filled in order to construct the buildings and detention basin, or whether it would be possible to save any of the existing trees. What impact will the earth disturbance, and the commercial uses, have on the pond and wetlands on the east side of the property?

No new survey has been submitted. The deed description at Book 467, Page 714 of the County Land Records dates back to the 1952 relocation of Hwy. 211; subtracting the area of three parcels sold off

in the 1970's and 1980 leaves 13.24 acres "more or less". However, the Tax Assessor's records say the property is 12.07 acres "as calculated".

There are no building designs, no description of exterior building materials, no floor plans, no planting plan, no lighting plan. The open athletic field appears to be set back less than the 100 feet from the residential properties to the north provided under Sections 8.85 B and 8.86B of the Development Ordinance.

3. The Proposed Uses Are Not Compatible With Existing Nearby Uses.

It is suggested that this section of Highway 211 is already a "commercial corridor": the Staff Report says the subject property is being used by a landscape business; a strip of land along the south side of 211 is zoned commercial; and there are a few other small commercial uses between Rte. 5 and the Baptist Church.

But the term "commercial" is a very broad umbrella. It covers everything from farm stands, to the pretty little shops in Pinehurst Center or on Broad Street in Southern Pines, to medical offices, to the big-box stores with enormous cement parking lots on southern 15-501, to contractor's yards, auto sales, warehouses and industrial uses. There are apples and there are oranges.

The subject property and its neighbors are all zoned RA-5. The Planning Office could not find a permit for commercial use at the application property when I inquired. The strip on the southern side of 211 is designated in Pinehurst's low impact Office - Professional zone, where not even general retail is allowed. The small uses, many in place before Highway 211 was widened in 2013, are all low impact.

4. Extreme Zoning Changes Need Comprehensive Planning Review.

It is the County's responsibility to develop a comprehensive land use plan to guide development in an orderly way that "protects and preserves" the ambiance, economy and ecology of our lands. The last time this was done was in 2013, when a twenty-member committee, supported by seven professional planners, was formed to gather information from the State and from regional institutions, and to study demographics, statistics and trends. They worked for months. The committee collaborated with area municipalities in order to design a cohesive overall plan of development. That plan places the subject property in the RA-5 zone.

The conditional rezoning process is meant to allow some flexibility with land use. But by its nature it is random, piecemeal and haphazard, driven by the interests of individual applicants from time to time. It is a land use tool best suited to a "tweak". A change from RA-5 to B-2 uses is too much of a swing of the pendulum to happen without the context of a comprehensive re-working of the County's Land Use Plan. This is especially true on the 211 gateway corridor that traverses and serves several municipalities as well as the County.

And this particular proposal is far too open-ended to provide the "degree of certainty" that is

meant to be the justification of conditional rezones, as expressed in Section 3.13 of the County's Development Ordinance.

5. The Application Does Not Meet the Goals of the County Land Use Plan.

A. Exposed heavy commercial uses would not be in keeping with the western gateway to Southern Moore County. They are not compatible with the area's renowned aesthetic charm, and the welcoming setting that for a hundred years has attracted visitors from around the world, as well as the region, to support our resorts and businesses. Residents who have invested in homes here do not want these uses moved to their doorsteps.

***Goal 1:** Preserve and Protect the Ambiance and Heritage of the County of Moore (inclusive of areas around municipalities).*

***Recommendation 1.5:** Encourage and support land use principals by ensuring Moore County's cultural, economical and natural resources are considered appropriately.*

***Recommendation 1.8:** Discourage undesirable or unattractive land uses, especially within high visibility areas.*

***Action 1.8.2:** Encourage major developments to locate in existing municipalities wishing to host it.*

***Action 1.8.4:** Select appropriate locations for industrial development and zone them as such ...*

B. The impact of the proposed uses and construction on the pond and wetlands on the property has not been evaluated. Clear cutting the property for heavy commercial use would alter the aesthetic character of the 211 gateway corridor.

***Action 2.3.1:** Preserve natural resources, sensitive environmental areas, and scenic features of the landscape that have recreational, environmental, or aesthetic value.*

***Action 3.2.9:** Buffer riparian areas, floodplains and wetlands from development...*

C. A busy commercial truck operation with multiple uses is not appropriate on a 55 mph highway with no traffic light.

***Action 3.5.1:** Continue to coordinate and monitor driveway issues, especially along strategic highway corridors.*

***Action 3.6.1:** Minimize commercial strip development characterized by numerous driveway access points and disconnected uses.*

D. The conditional rezoning process is not appropriate for such an extreme change, from 5-acre residential to heavy-impact commercial, because it does not provide for a comprehensive overview of development goals, and it does not provide for coordination among local jurisdictions. This is especially important where extreme change is proposed for a site on Highway 211, which traverses and serves many municipalities as well as the County.

Recommendation 3.9: Establish a procedure for managing land use information to ensure coordinated planning and growth.

Action 3.9.1: Monitor planning activities of local municipalities and adjacent counties to ensure that planning and growth is coordinated between jurisdictions.

Action 3.9.2: Establish a countywide commission to study the impact of growth and to develop a mutually agreeable growth scenario for the County that ensures that all local governments are working toward a coordinated growth pattern that enhances the living environment for all County citizens.

For these reasons, I ask that the Planning Board exercise its legislative authority to deny this application.

Respectfully,


Jane Hogeman



- Summary
- Full Legal
- Sales
- Permits
- Land
- Dwellings
- Additions
- Sketch
- OBY
- Comm Bldg Summary
- Value/Asmt
- Attached PP Assets
- Public
- Map

Home Property Records
Owner Address Parcel ID Advanced Search Map Search

PARID: 00026090
TOWNSHIP:
BAPTIST CHILDREN'S HOMES

CITYNAME: THOMASVILLE

8003 NC 211 HWY
NBHD: 628G
ROLL: REAL

23 of 23

Return to Search Results

Parcel

ParID / PIN: 00026090 / 855317211512
Record Type: REAL
Tax Year: 2018
Tax Jurisdiction: D :
Township: 06 : MINERAL SPRINGS

Printable Summary

Printable Version

Owner

Account Number: 3397000
Name: BAPTIST CHILDREN'S HOMES
OF NC, INC
Mailing Address: PO BOX 338
THOMASVILLE NC 27361 0338

Legal

Physical Address: 8003 NC 211 HWY
Legal Description 1: CROCKER LAND
Zoning: RA-5
Plat Cabinet:
Slide:

Recorded Transaction

Date	Book	Page	Sale Price	Validity Code
30-DEC-05	2005E	123	0	
23-AUG-94	1026	365	0	
03-JAN-94	970	200	0	
10-NOV-80	467	714	0	

Description

NBHD Code / Name: 628G :
Class: FI : FARM IMPROVED
Land Use: R01 : RES 1 FAMILY
Living Units: 1
Topography: 4 : ROLLING
Location: :
Parking: :
Traffic: :
Utilities: 5 : WELL
6 : SEPTIC
Restrictions: :
Deeded Acres: 13.24
Calculated Acres: 12.07
VC Notice / VC Date: R : 09-MAR-15

Valuation

Appraised Land: 80,430
Appraised Building: 89,170
Appraised Total: 169,600
Deferred: 0
Exempts/Excluded: 0
Assessed Real: 169,600
Personal:
Total Assessed: 169,600

Tax 444

the receipt of which is hereby acknowledged has been bargained and sold, and by these presents do we grant, bargain, sell and convey to said Parties of Second Part as tenants by the entirety with full rights of survivorship, their heirs and assigns, a certain tract or parcel of land in Mineral Springs Township Moore County, State of North Carolina, adjoining the lands of _____

_____ and others, and bounded as follows, viz:

A certain tract or parcel of land situated in Mineral Springs Township, Moore County, North Carolina, fronting on the North side of N. C. No. 211 about one mile west of Pinehurst, N. C., described as follows: BEGINNING at a concrete monument on the north side of the Aberdeen-Asheboro State Highway the southeast corner of the D. P. MacKenzie 100 acre tract; running thence as its easterly line, North 04-16 East 361.4 feet to a concrete monument, Crocker and Barrett's corner in the said MacKenzie line; thence as the said Barrett's line South 73-38 East 1952.4 feet to a concrete monument in the swamp of Joe's Fork Creek, Crocker's and Barrett's corner in the R. L. Taylor line; thence as said Taylor's line South 0-13 East 809.0 feet to a point in the center of said Highway (as relocated in the summer of 1952); thence along a curve having a radius of 2864.9 feet, the chord of which curve bears North 59-12 West 904.6 feet to the point of said curve; thence as the center line of said road (as relocated) along its tangent, North 68-17 West 797.7 feet to the point of tangency of another curve; thence as the center line of said curve, the radius of which is 5729.6 feet, and the chord of which bears North 65-52 West 421.6 feet to a point in said center line, in said curve; thence as a new line, North 04-16 East 85.4 feet to the beginning. Containing 25.25 acres, more or less. And being that parcel of land conveyed by deed dated August 30, 1952, from Charles T. Crocker and wife to Walter Carson Morgan, recorded in Deed Book 173 at Page 294 of the Moore County Registry, Carthage, N. C., and thereafter conveyed by Walter Carson Morgan to Walter Carson Morgan and wife, Altha Lee Morgan, by deed dated May 29, 1959, recorded in Deed Book 230 at Page 179 of the Moore County Registry (Walter Carson Morgan having thereafter died a resident of Moore County, North Carolina).

EXCEPTING, HOWEVER, from the above described tract or parcel of land all of those certain tracts or parcels of land which have been heretofore conveyed, the description of such tracts or parcels of land being set out in such deeds and incorporated herein by reference hereto:

PARCEL NO. 1: 5.3 acre tract, more or less, from Altha M. Morgan, widow, to Harry W. Graham and wife, Jennie Morgan Graham, by deed dated April 20, 1971, and recorded in Deed Book 336 at Page 565, Moore County Registry.

PARCEL NO. 2: 1.71 acre tract, more or less, from A. T. Robertson, Jr. and wife, Altha M. Morgan Robertson, to Merry Ann Morgan Caddell, single, by deed dated August 23, 1976, recorded in Deed Book 411 at Page 343, Moore County Registry.

PARCEL NO. 3: 5.0 acre tract, more or less, from Altha M. Morgan Robertson and her husband, A. T. Robertson, Jr., to Walter C. Morgan, Jr., by deed dated July 16, 1980, recorded in Deed Book 463 at Page 303, Moore County Registry.

This deed is executed by Altha M. Morgan Robertson and the legal title conveyed pursuant to the General Statutes of North Carolina, Chapter 39-13.3, in order to establish title to said properties hereinbefore described in Altha M. Morgan Robertson and her husband, Arthur T. Robertson, Jr., as tenants by the entirety.

This Instrument Dated By
HOWARD C. BRUGGENTON
Attorney at Law
Southern Pines, N. C.

visiting Ruffin 5-22-2011

Get a copy

- ☐ All Pages
- ☐ Selected Pages
- ☐ Page 1
- ☐ Page 2
- ☐ Specific Pages

☐ Free Clean copy
[Get Image Now](#)

[Add to Basket](#)

Document Summary

Instrument Number: 461
Party Name:
Assoc. Name:
Legal Description:

forever warrant and will forever defend the said title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the said Party of the First Part

has hereunto set her hand and seal, the day and year first above written.

Altha M. Morgan Robertson (SEAL)
Altha M. Morgan Robertson

ATTEST:

STATE OF NORTH CAROLINA Moore County.

I, Marie C. Monroe, Notary Public, do hereby certify that ALTHA M. MORGAN ROBERTSON and her wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.

Witness my hand and notarial seal, this 7th day of November, A. D. 1980
My commission expires May 29, 1981 Marie C. Monroe, N. P. (Seal)

STATE OF NORTH CAROLINA Moore County.

I, Marie C. Monroe, Notary Public, do hereby certify that his wife, personally appeared before me this day and acknowledged the due execution of the annexed Deed of Conveyance.

Witness my hand and notarial seal, this day of , A. D. 19
My commission expires , N. P. (Seal)

STATE OF NORTH CAROLINA Moore COUNTY.

The foregoing certificate(s) of Marie C. Monroe
Notary Public of Moore County, North Carolina
is/are certified to be correct. This instrument was presented for registration this 10th day
of November, 1980, at A. M., P. M., and duly recorded in the office of
the Register of Deeds of Moore County, North Carolina, in Book
Page

This 10th day of November, A. D. 1980
Grier Gilmore By Marie C. Monroe
Register of Deeds Assistant - Deputy Register of Deeds

Get a copy

- ☐ All Pages
- ☐ Selected Pages
 - ☐ Page 1
 - ☐ Page 2
- ☐ Specific Pages

☐ Free Clean copy
Get Image Now

Add to Basket

Document Summary

Instrument Number: 467
Party Name:
Assoc. Name:
Legal Description:

1 of 2

2 of 2

Robert B. Bramwell
P. O. Box 4150
Pinehurst, N.C. 28374
<rbramwell@nc.rr.com>

"Exhibit C"

Mr. Eddie Nobles, Chair, and members of the Moore County Planning Board,
In Public Hearing at the Historic County Courthouse on April 5 2018

Re: Agenda Item 3, Conditional Rezoning Request of 8003 Hwy 211, West End,
NC

If I was able to speak tonight at the meeting of the Planning Board, this will serve
to summarize those remarks concerning the Application.

1. My name is Robert Bramwell. My address is 6 Laggan Court, Pinehurst NC 28374.
2. I am here to express my opinion that the application asks for a change in zoning that should be disapproved on the grounds that the requested uses are in too many cases inappropriate to the surrounding uses, which are residential. Many of them are particularly inappropriate to highway 211 frontage at a point where drivers are leaving 5 miles of rural surroundings and arriving at historic Pinehurst.
3. I admit to being offended by the tactics presented in the application regarding eliminated uses. Conditional Zoning is intended to define in advance a specific use or family of uses for a parcel of land. Schedule B-2 must include the most diverse catalog of potential uses published by Moore County. It includes Golf Driving Range and Itinerant Merchant. The Applicant eliminates 12 permitted uses of the 67 listed – some obvious, like *Golf Courses, including Par 3*, and a few others such as *Tattoo Parlor, Body Piercing* as a joke for the benefit of the reader. Applicant claims to have only two known uses for the parcel yet reserves 53 additional uses for which he provides up to 21,400 square feet under roof with 4 entrances, suggesting subdivision of internal space. Is there really more information about possible uses that Applicant could provide?
4. Another reason I oppose approval of this application is Nick's Creek, whose waters take in outflows from the subject property. Applicant shows less than one half acre dedicated to stormwater management and over two acres of asphalt parking surface. The consequences of uses allowed must be considered.
5. My final point is "precedent". I surveyed all the buildings between the Westgate commercial development and the entrance to West End, which is the municipal unit to which this parcel is associated. This is the 5 miles of route 211 I referred to in my opening comment. The existing structures are both clearly residential and clearly commercial, but with one lone exception, every single commercial structure sits on what looks like its own parcel and houses a single tenant. That is the precedent I urge the Board to take as a serious reason to withhold the application until a comprehensive plan for commercial growth along the NC 211 corridor involving all stakeholders is undertaken and completed. Resist Spot Zoning.

